



**CITY OF KIRKLAND**  
**PLANNING AND BUILDING DEPARTMENT**  
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## **MEMORANDUM**

**Date:** February 18, 2016

**To:** Kurt Triplett, City Manager

**From:** Paul Stewart AICP, Deputy Director  
Eric Shields AICP, Director

**Subject:** Proposed 2016-2018 Planning Work Program and Joint Meeting with the Planning Commission (File No. PLN16-00008)

### **Recommendation**

Staff recommends the City Council conduct a joint meeting with the Planning Commission to review and provide direction on the proposed 2016-2018 Planning Work Program and discuss other items of interest.

### **Introduction**

The City Council and Planning Commission meet annually at a joint meeting to review the proposed Planning Work Program and to discuss other topics of interest. The Joint meeting is scheduled for the **March 1, 2016 study session** at 6:00 pm in the Peter Kirk Room. The joint meeting is an opportunity for the Commission to check-in with the Council on its activities and projects.

At its [December 10, 2015](#) retreat, the Planning Commission met and recommended approval of the draft 2016-2018 Planning Work Program which is discussed below. At the retreat, the Commission was in concurrence with work program as proposed by staff. The work program has been slightly modified since the Commission reviewed it at the retreat. The Planning Commission will be meeting on February 25<sup>th</sup> to review the revised work program (subsequent to the preparation of this packet). Any suggested revisions or comments from the [February 25<sup>th</sup> Planning Commission meeting](#) will be transmitted to the Council either prior to or at the joint meeting.

Staff is requesting the City Council provide direction on any revisions to the work program to be brought back for adoption by resolution.

### **Review of 2015 Tasks (Attachment 1)**

The Commission devoted the majority of its meetings in 2015 to the Comprehensive Plan Update that was adopted by the City Council on December 8, 2015 with very few changes as recommended by the Commission. In 2015, the Planning Commission met 21 times – at study sessions, joint meetings or public hearings – with 18 of those

meetings on the Comprehensive Plan update, neighborhood plan revisions and citizen amendment requests. The other topics were the Finn Hill Neighborhood Plan, Chapter 90 Code Amendments and a joint meeting with the Kirkland Alliance of Neighborhoods (KAN).

### **Proposed 2016-2018 Planning Work Program**

The annual Planning Work Program establishes the major long range planning tasks for the City over the next three years with the primary focus on the upcoming year – 2016. The City Council adopts the Work Program by resolution following the joint meeting with the Planning Commission. Attachment 2 is the **Proposed 2016 -2018 Planning Work Program**. (Note: Attachment 3 is the current adopted work program approved by the City Council on April 7, 2015).

The work program shows eight major categories with individual tasks for each major heading. The primary staff "lead" or project manager is identified. Estimated staffing levels for the Planning Department for each task are noted as FTE's (full time equivalent employees). The FTE is a way to determine expected staffing levels, budget and resource allocations. The FTE level is assigned for year 2016 and will vary throughout the year depending on the project.

The draft work program outlines the general timing and schedule although this can vary as the task progresses. Those work program items noted in [blue](#) are tasks that the Planning Commission will review and make a recommendation on – primarily plan or code amendments. Those tasks outlined in [green](#) are other tasks that are long range in nature but do not always directly involve the Commission (i.e. they are staff tasks or other City projects).

With the completion of the update to the Comprehensive Plan, the proposed work program will focus on three major themes:

- Neighborhood and Business District Plans
- Code Amendments
- Critical Area Regulations

These include work tasks on the following noted items. Each task is described in more detail in Attachment 4.

- Continue to explore a Planned Action Ordinance or alternative SEPA approaches for Totem Lake (**Task 1.1**) and evaluate downtown as an urban center (**Task 1.3**).
- Complete work on the Finn Hill Neighborhood Plan (**Task 2.1**). It is possible that the Finn Hill Neighborhood Plan could extend into 2017 depending on the extent of possible rezones that may come out of the plan update process.
- Initiate work on Everest/Central Houghton Shopping Center (**Task 2.2**) and 6<sup>th</sup> Street Corridor Transportation Study (**Task 2.3**). *The Commission and Council*

*should discuss the timing of the work on the Everest/Central Houghton Neighborhood Center and transportation study (see discussion below).*

- Another task noted on the work program is the framework and schedule for future neighborhood plan updates (**Task 2.4**). *This is also explored in more detail below and should be a topic of discussion at the joint meeting.*
- Work on a variety of code amendments including:  
Low Impact Development code revisions as required by the Department of Ecology (**Task 3.1**); Converting the rest of the Zoning Code charts to tables (**Task 3.2**); and a package of miscellaneous code amendments (**Task 3.3**).
- Four tasks involve targeted code amendments:  
Amendments to Chapter 117 regarding wireless facilities and utilities (**Task 3.4**); Traffic Impact Standards to be done by Public Works (**Task 3.5**); Content Neutral Sign Regulations (**Task 3.6**); and Marijuana Regulations with the timing and scope to be determined by the City Council (**Task 3.7**). The Council's Planning and Economic Development Committee met on February 18<sup>th</sup> and expressed interest in moving ahead in early 2016 with amending the regulations to consider revisions to the buffer standards particularly from day care facilities. The other code amendment (**Task 3.8**) would look at the City's Floor Area Ratio standards in later 2016 or early 2017.
- **Task 3.9**, Design Regulations for development along the Cross Kirkland Corridor, are a follow-up to the Comprehensive Plan and Totem Lake Business District Plan. This task was scheduled to begin in early 2016. However the Planning and Economic Development Committee suggested that, if there are staffing concerns, work on revising the marijuana regulations should occur first (see discussion above on Task 3.7).
- A major focus for 2016 involves work on the City's Critical Area Regulations on wetlands and streams (**Task 4.1**) and Geo-Hazards (slopes and landslide hazard areas) (**Task 4.2**). **Task 4.3** reflects clean-up work on the Shoreline Master Program.
- The updated Comprehensive Plan calls for the City to revise its Housing Strategy Plan (**Task 5.0**). This is targeted to begin in mid-2016 to be coordinated by ARCH and will involve community outreach (focus groups or workshops) with stakeholders and interested parties.
- **Task 6.0 (Environmental Stewardship)** primarily reflects staff initiatives and efforts. The timing on several sub-tasks in this category have been revised since the Planning Commission reviewed it in December. An increased emphasis on efforts involving climate change due to regional work on coordination on K4C and sustainability was targeted for mid-2016 (**Task 6.1, 6.2 and 6.3**). However, staff resources are not available at this time to undertake a major focus on these items. The work program shows these occurring in 2017 pending budget discussions.

Two work program tasks merit further discussion. The first is the status and timing of the Houghton/Everest Neighborhood Center plan **(Task 2.1)** and the 6<sup>th</sup> Street Corridor Transportation Study **(Task 2.2)**. The second is the Framework for Neighborhood and Business District Plans **(Task 2.4)**. These are discussed in more detail below.

Everest/Houghton Neighborhood Center (Task 2.1) and 6<sup>th</sup> Street Corridor Study (Task 2.2)

Task 2.2 is to prepare a plan and development standards for the Houghton/Everest Neighborhood Center as directed by the City Council via Resolution R-5067 (see Attachment 5). Task 2.3 is a transportation corridor study/master plan for the 6<sup>th</sup> Street South corridor in conjunction with the Neighborhood Center Update. It is a funded Capital Improvement Program project (See Attachment 6).

The work program reviewed at the PC retreat in December, 2015 showed this task beginning in January, 2016 (consistent with Resolution R-5067) to be completed by the end of 2016. At the Planning Commission retreat, staff noted that the schedule for this update may need to be adjusted. Over the past two months additional information has arisen that should be considered in determining the timing and process for moving forward with this task.

Staff has met individually with representatives from the Central Houghton Neighborhood Association and the Everest Neighborhood Association.

- Representatives from Everest expressed an interest in deferring work on the neighborhood center update until more information is known regarding the Sound Transit 3 candidate projects in Kirkland and the ballot measure as they may related to neighborhood shopping center, the 6<sup>th</sup> Street Corridor Study as well as the Cross Kirkland Corridor. In addition, the representatives felt that having the two proposed signals in place anticipated to be installed in 2016 (at 9<sup>th</sup> and at Kirkland Way) would be of importance to the transportation study.
- Representatives from the Central Houghton neighborhood are interested in moving forward sooner than later. In 2015, they hosted a series of neighborhood meetings on preferences for the neighborhood center and have already put in time and effort on this and would prefer to move ahead as soon as possible.
- Staff has had discussions with the representative from the Houghton Shopping Center (Metropolitan Market area). They are also interested in moving forward since the zoning has not been revised to be consistent with the adopted Comprehensive Plan for the shopping center.

*Staff from Public Works and Planning have started to meet and outline the approach and process for the transportation study and business district plan since land use and transportation are so interrelated. Initial discussions with interested parties can begin over the next few weeks. Staff will also begin preparing a scope of services for consulting services (transportation, public involvement, urban design, etc.). Once this is in place, more in-depth work on the plan will occur. Staff is also recommending that some community meetings be held soon to provide background and gather interests from residents and businesses while the technical work is underway. This topic should be discussed at the joint meeting.*

#### **Framework for Neighborhood and Business District Plans (Task 2.4)**

The topic of updates to neighborhood and business district plans has been the subject of previous Planning Commission retreats and joint meetings with the City Council. Policy direction was part of the Comprehensive Plan update amendments, and it was a principle item of discussion at a joint meeting with the Kirkland Alliance of Neighborhoods (KAN) and Planning Commission on [October 22, 2015](#).

The Comprehensive Plan set up the framework for neighborhood/business district plans in the "Implementation Strategies" chapter. This approach was suggested by Councilmember Arnold following the Planning Commission's recommendation on the plan. The main thrust of these strategies is to update these plans at least once between every two major Comprehensive Plan updates with the next major plan update due in 2023. The "Implementation Strategies" chapter of the plan calls for a framework approach and schedule for neighborhood and business district plan updates by December 2016. The work program reflects this timing.

Below are relevant sections from the Implementation Chapter of the Comprehensive Plan.

**Neighborhood Plans.** The plans for Kirkland's 15 neighborhoods are an important part of the Comprehensive Plan. Each Neighborhood Plan should be reviewed at least once between every two major Comprehensive Plan updates or more frequently as needed given City Council priorities and available resources, both to maintain their currency and to bring them into compliance with the more recently adopted Plan Elements.

#### **NEIGHBORHOOD PLANS**

- ◆ NP.1: Update neighborhood plans and business district plans at least once between every two major Comprehensive Plan updates or more frequently as needed, given City Council priorities and available resources.
- ◆ NP.2: Establish a neighborhood plan update schedule by December 2016. Updates should occur by synchronizing the schedule with adjacent neighborhoods based on shared business districts or other shared features so that the process is conducted efficiently and common elements are addressed effectively.
- ◆ NP.3: Consider creating a set of city-wide neighborhood plan policies.
- ◆ NP.4: Develop a comprehensive template for future neighborhood plans that provides a framework for policies addressing the possible range of issues unique to each neighborhood, recognizing that not all template items will be applicable to all neighborhoods. The intent is to make the neighborhood plans concise and streamlined.

The Finn Hill Neighborhood Plan is underway as noted on the draft Planning Work Program (Task 2.1). As discussed above, the timing of the Everest/Central Houghton Neighborhood Center plan (Task 2.2) and Transportation Study (Task 2.3) should be discussed at the joint meeting.

Task 2.4 on the Work Program specifically targets the timing to determine the schedule and framework for future neighborhood/business district plan updates. This task would begin in mid-2016 to be completed by the end of the year. This proposed timing is recommended due to staffing levels dedicated to other work program tasks that will be undertaken earlier in 2016.

Staff would anticipate study sessions with the Commission, meetings with KAN and briefings before the City Council regarding the framework approach. A number of issues will need to be addressed with stakeholders that strikes a balance among various interests regarding such things as timing, approach, groupings, resources and level of effort. For example:

- How extensive of an update is needed for each neighborhood plan. (Note: most neighborhood plans were partially revised with the Comprehensive Plan

update).

- What should the framework or template look like for neighborhood and business district plans?
- What lessons can we learn from the Finn Hill Neighborhood Plan and the Everest/Houghton Neighborhood Center Plan?
- How should the various neighborhoods and business districts be grouped and what process and criteria should be considered (common features, shared business districts, transportation corridors, etc.)?
- What is the appropriate schedule for the updates?
- What are appropriate public outreach and engagement strategies?

The joint meeting is a good opportunity to begin this discussion on the questions noted above or identify other considerations that should be addressed when this task begins. Staff anticipates additional meetings with KAN and will bring forward an approach for review by the Commission and Council.

### **Conclusion**

The Council and Commission should discuss the work program tasks, priorities and schedule and provide direction on any appropriate revisions. The final work program will be brought back to the Council for adoption.

The Council and Commission should also discuss any other topics of interest.

One final note - both C. Ray Allshouse and Jon Pascal will be leaving the Commission as a result of their terms expiring in March. C. Ray has served eight years and Jon six years. Both have been outstanding and thoughtful Commission members and have had a significant role participating on the Commission over the years. Their time and service is greatly appreciated!

### **Attachments**

1. 2016 Planning Commission Meetings
2. Proposed 2016 -2018 Planning Work Program.
3. Current adopted work program
4. Work Program Task Description
5. Resolution R-5067
6. 6<sup>th</sup> Corridor Study Capital Improvement Program project

# Planning Commission 2015 Meetings

Attachment 1

| Meeting Date              | Topic  | Meeting Type  |
|---------------------------|--|---|
| January 8                 | <ul style="list-style-type: none"> <li>Comprehensive Plan Amendment Environment Element</li> <li>Moss Bay Neighborhood Plan</li> <li>CARs Nelson/Cruikshank and Waddell</li> </ul>   | Study Session<br>Study Session<br>Study Session                                       |
| January 29                | <ul style="list-style-type: none"> <li>Parkplace Amendment Request</li> </ul>  | Public Hearing  |
| February 12               | <ul style="list-style-type: none"> <li>South Rose Hill/Bridle Trails Neighborhood Plan</li> <li>NE 85<sup>th</sup> Street Neighborhood Plan</li> <li>Newland CAR</li> <li>Joint Meeting with Council and KPC Discussion Items</li> </ul>   | Study Session<br>Study Session<br>Study Session<br>Study Session                      |
| February 26               | <ul style="list-style-type: none"> <li>North Rose Hill Neighborhood Plan</li> </ul>  | Study Session   |
| March 12                  | <ul style="list-style-type: none"> <li>MRM Amendment Request</li> <li>Evergreen Healthcare and Totem Commercial Center CARs</li> <li>City Council Comments on Economic Development and Community Character Elements</li> </ul>   | Study Session<br>Study Session<br>Study Session                                       |
| March 26                  | <ul style="list-style-type: none"> <li>Land Use Element</li> <li>Norkirk Neighborhood Plan</li> <li>Norkirk Citizen Amendment Requests</li> <li>Highlands Neighborhood Plan</li> <li>Comprehensive Plan Utilities and Public Services Elements</li> </ul>  | Study Session<br>Study Session<br>Study Session<br>Study Session<br>Study Session     |
| April 16                  | <ul style="list-style-type: none"> <li>Everest Neighborhood Plan</li> <li>Morris, Rairdon &amp; Astronics CARs</li> </ul>  | Study Session<br>Study Session  |
| April 23                  | <ul style="list-style-type: none"> <li>Park Element</li> <li>Comprehensive Plan Update: Human Services, Capital Facilities, Implementation Strategies, Appendices A &amp; C, Kingsgate Neighborhood Plan, Follow-up from City Council briefing on the General Element</li> <li>Transportation Element</li> <li>Totem Lake Follow-up</li> </ul>   | Study Session<br>Study Session<br>Study Session<br>Study Session                      |
| May 14                    | <ul style="list-style-type: none"> <li>MRM Amendment Request</li> <li>Basra Citizen Amendment Request</li> <li>Environment Element</li> <li>Waddell Citizen Amendment Request</li> </ul>   | Study Session<br>Study Session<br>Study Session<br>Study Session                      |
| May 28                    | <ul style="list-style-type: none"> <li>Waddell Citizen Amendment Request</li> <li>Norkirk L.I.T. Citizen Amendment Requests</li> <li>Totem Lake Business District</li> </ul>   | Study Session<br>Study Session<br>Study Session                                       |
| June 11                   | <ul style="list-style-type: none"> <li>Totem Lake Business District – Draft Plan Revisions</li> </ul>  | Study Session   |
| June 25<br>Joint Hearings | <ul style="list-style-type: none"> <li>Comprehensive Plan Update –Transportation Element (Joint Hearing with HCC and Transportation Commission)</li> <li>Comprehensive Plan Update – Element Chapters and Bridle Trails, Lakeview and Central Houghton Neighborhood Amendments (Joint Hearing with HCC)</li> </ul>   | Public Hearing<br>Public Hearing  |
| June 25                   | <ul style="list-style-type: none"> <li>MRM Amendments</li> <li>Newland, Nelson/Cruikshank &amp; Waddell CARs</li> <li>Moss Bay, South Rose Hill, Juanita, Market Street, Market Street Corridor and Kingsgate Neighborhood Plans</li> </ul>  | Public Hearing<br>Public Hearing<br>Public Hearing                                    |
| July 9                    | <ul style="list-style-type: none"> <li>Nelson/Cruikshank CAR</li> <li>Comprehensive Plan Update Draft EIS and Totem Lake Planned Action EIS (Heard by SEPA Official and KPC)</li> <li>EIS Preferred Alternative</li> <li>Comprehensive Plan Element Chapters and Bridle Trails, Lakeview &amp; Central Houghton Neighborhood Plan Amendments</li> <li>Comprehensive Plan Moss Bay, South Rose Hill, Juanita, Market Street and Market Street Corridor &amp; Kingsgate Neighborhood Plans.</li> </ul> | Public Hearing<br>Public Hearing<br>Study Session<br>Public Hearing<br>Public Hearing |

# Planning Commission 2015 Meetings

## Attachment 1

|              |  |  |
|--------------|--|--|
| July 23      | <ul style="list-style-type: none"> <li>Walen Citizen Amendment Request</li> <li>Griffis Citizen Amendment Request</li> <li>Basra Citizen Amendment Request</li> <li>North Rose Hill Neighborhood Plan and NE 85<sup>th</sup> Street Corridor Plan</li> <li>Norkirk Citizen Amendment Requests</li> <li>Norkirk and Highlands Neighborhood Plan</li> <li>Capital Facilities Plan Tables</li> </ul>  | Public Hearing<br>Public Hearing<br>Public Hearing<br>Public Hearing<br>Public Hearing<br>Public Hearing<br>Study Session                                      |
| August 13    | <ul style="list-style-type: none"> <li>Evergreen Healthcare Citizen Amendment Request</li> <li>Rairdon Citizen Amendment Request</li> <li>Astronics Citizen Amendment Request</li> <li>Morris Citizen Amendment Request</li> <li>Totem Commercial Center Citizen Amendment Request</li> <li>Totem Lake Business District Plan, Zoning Code and Zoning Map Amendments</li> <li>Transportation Element</li> <li>Capital Facilities Plan Tables</li> <li>Minor Amendments to Plan's Glossary, Zoning and Land Use Maps, Zoning Code Chapters 10 and 40, and North Rose Hill Business District Guidelines</li> </ul> | Public Hearing<br>Public Hearing<br>Public Hearing<br>Public Hearing<br>Public Hearing<br>Public Hearing<br>Public Hearing<br>Public Hearing<br>Public Hearing |
| September 10 | <ul style="list-style-type: none"> <li>Totem Commercial Center Citizen Amendment Request</li> <li>Transmittal Memos of Recommendation for Comprehensive Plan Update and Related Zoning Map and Code Amendments</li> </ul>  | Public Hearing<br>Study Session  |
| September 24 | <ul style="list-style-type: none"> <li>Totem Commercial Center Citizen Amendment Request</li> <li>Comprehensive Plan Update Follow-Up</li> </ul>   | Public Hearing<br>Study Session  |
| October 8    | <ul style="list-style-type: none"> <li>Finn Hill Neighborhood Plan</li> </ul>  | Study Session  |
| October 22   | <ul style="list-style-type: none"> <li>Joint Meeting with Kirkland Alliance of Neighborhoods</li> <li>Draft Amendments to the Transportation Concurrency Ordinance</li> </ul>  | Study Session<br>Study Session   |
| November 12  | <ul style="list-style-type: none"> <li>Chapter 90 Kirkland Zoning Code Amendments</li> <li>Planning Commission Retreat Topics</li> </ul>   | Study Session<br>Study Session   |

|                                  |  |
|----------------------------------|--|
| <i>Planning Commission Tasks</i> |  |
| <i>Other City Tasks</i>          |  |

Attachment 2

## PROPOSED 2016 – 2018 PLANNING WORK PROGRAM: LONG RANGE TASKS

February 18, 2016

|                               |  |                 |                  | 2016 |   |   |   |   |   |   |   |   |   |   |   | 2017 |     |     |     | 2018 |     |     |     |
|-------------------------------|--|-----------------|------------------|------|---|---|---|---|---|---|---|---|---|---|---|------|-----|-----|-----|------|-----|-----|-----|
| TASK                          |  | PROJECT MANAGER | 2016 FTE by Task | J    | F | M | A | M | J | J | A | S | O | N | D | 1st  | 2nd | 3rd | 4th | 1st  | 2nd | 3rd | 4th |
| POLICIES, PLANS & REGULATIONS |  |                 |                  |      |   |   |   |   |   |   |   |   |   |   |   |      |     |     |     |      |     |     |     |
| 1.0                           | Comprehensive Plan                             |                 |                  |      |   |   |   |   |   |   |   |   |   |   |   |      |     |     |     |      |     |     |     |
| 1.1                           | • Consider Totem Lake Planned Action           |                 |                  |      |   |   |   |   |   |   |   |   |   |   |   |      |     |     |     |      |     |     |     |
| 1.2                           | • Private Amendment Requests                   |                 |                  |      |   |   |   |   |   |   |   |   |   |   |   |      |     |     |     |      |     |     |     |
| 1.3                           | • Consider CBD as an Urban Center              |                 |                  |      |   |   |   |   |   |   |   |   |   |   |   |      |     |     |     |      |     |     |     |
| 2.0                           | Neighborhood/Bus District Plans                |                 |                  |      |   |   |   |   |   |   |   |   |   |   |   |      |     |     |     |      |     |     |     |
| 2.1                           | • Finn Hill Neighborhood Plan                  | Coogan          | .6 FTE           |      |   |   |   |   |   |   |   |   |   |   |   |      |     |     |     |      |     |     |     |
| 2.2                           | • Everest/Central Houghton Ctr                 | Ruggeri         | .5 FTE           |      |   |   |   |   |   |   |   |   |   |   |   |      |     |     |     |      |     |     |     |
| 2.3                           | • 6 <sup>th</sup> Street Corridor Transp Study | Public Works    |                  |      |   |   |   |   |   |   |   |   |   |   |   |      |     |     |     |      |     |     |     |
| 2.4                           | • Neighborhood/Bus District Framework          | Collins         | .2 FTE           |      |   |   |   |   |   |   |   |   |   |   |   |      |     |     |     |      |     |     |     |
| 2.5                           | • Future Neighborhood Plan Updates             |                 |                  |      |   |   |   |   |   |   |   |   |   |   |   |      |     |     |     |      |     |     |     |
| 3.0                           | Code Amendments                                |                 |                  |      |   |   |   |   |   |   |   |   |   |   |   |      |     |     |     |      |     |     |     |
| 3.1                           | • LID Code Revisions                           | Collins/Powers  | .4 FTE           |      |   |   |   |   |   |   |   |   |   |   |   |      |     |     |     |      |     |     |     |
| 3.2                           | • Zoning Code Charts to Tables                 | Nelson          | .2 FTE           |      |   |   |   |   |   |   |   |   |   |   |   |      |     |     |     |      |     |     |     |
| 3.3                           | • Misc. Code Amendments                        | Brill           | .6 FTE           |      |   |   |   |   |   |   |   |   |   |   |   |      |     |     |     |      |     |     |     |
| 3.4                           | • Wireless/Utilities (Chapter 117 KZC)         | McMahan         | .1 FTE           |      |   |   |   |   |   |   |   |   |   |   |   |      |     |     |     |      |     |     |     |
| 3.5                           | • Traffic Impact Standards                     | Godfrey         |                  |      |   |   |   |   |   |   |   |   |   |   |   |      |     |     |     |      |     |     |     |
| 3.6                           | • Content Neutral Sign Regs                    | Brill           | .2 FTE           |      |   |   |   |   |   |   |   |   |   |   |   |      |     |     |     |      |     |     |     |
| 3.7                           | • Marijuana Regs Amendments                    |                 |                  |      |   |   |   |   |   |   |   |   |   |   |   |      |     |     |     |      |     |     |     |
| 3.8                           | • FAR Regs                                     | Brill           | .2 FTE           |      |   |   |   |   |   |   |   |   |   |   |   |      |     |     |     |      |     |     |     |
| 3.9                           | • Design Guidelines (Totem Lake CKC)           | Collins         | .3 FTE           |      |   |   |   |   |   |   |   |   |   |   |   |      |     |     |     |      |     |     |     |
| 4.0                           | Critical Area or SMP                           |                 |                  |      |   |   |   |   |   |   |   |   |   |   |   |      |     |     |     |      |     |     |     |
| 4.1                           | • Wetlands and Streams Regs                    | Swan            | .8 FTE           |      |   |   |   |   |   |   |   |   |   |   |   |      |     |     |     |      |     |     |     |
| 4.2                           | • Geo Hazards Analysis & Regs                  | Swan/McMahan    | .5 FTE           |      |   |   |   |   |   |   |   |   |   |   |   |      |     |     |     |      |     |     |     |
| 4.3                           | • SMP Amendments                               | Swan            | .4 FTE           |      |   |   |   |   |   |   |   |   |   |   |   |      |     |     |     |      |     |     |     |
| 5.0                           | Housing  |                 |                  |      |   |   |   |   |   |   |   |   |   |   |   |      |     |     |     |      |     |     |     |
| 5.1                           | • Update Housing Strategy Plan                 | Nelson/ARCH     | .2 FTE           |      |   |   |   |   |   |   |   |   |   |   |   |      |     |     |     |      |     |     |     |
| 5.2                           | • Affordable Housing Strategies                | Nelson/ARCH     | .1 FTE           |      |   |   |   |   |   |   |   |   |   |   |   |      |     |     |     |      |     |     |     |
| 6.0                           | Env Stewardship/Sustainability                 |                 |                  |      |   |   |   |   |   |   |   |   |   |   |   |      |     |     |     |      |     |     |     |
| 6.1                           | • GHC Report/Climate Action Plan               | PW/Barnes       | .1 FTE           |      |   |   |   |   |   |   |   |   |   |   |   |      |     |     |     |      |     |     |     |
| 6.2                           | • K4C Coordination/Implementation              | Barnes/Guter    | .1 FTE           |      |   |   |   |   |   |   |   |   |   |   |   |      |     |     |     |      |     |     |     |
| 6.3                           | • Sustainability Strategic Plan                | Barnes/Powers   |                  |      |   |   |   |   |   |   |   |   |   |   |   |      |     |     |     |      |     |     |     |
| 6.4                           | • Street Tree Inventory                        | Powers/GIS      | .3 FTE           |      |   |   |   |   |   |   |   |   |   |   |   |      |     |     |     |      |     |     |     |
| 6.5                           | • Urban Forestry Mgmt Work Plan                | Powers          | .2 FTE           |      |   |   |   |   |   |   |   |   |   |   |   |      |     |     |     |      |     |     |     |
| 6.6                           | • CKC Green Certification                      | Powers          |                  |      |   |   |   |   |   |   |   |   |   |   |   |      |     |     |     |      |     |     |     |
| 6.7                           | • Green Team                                   | Barnes          | .1 FTE           |      |   |   |   |   |   |   |   |   |   |   |   |      |     |     |     |      |     |     |     |
| 6.8                           | • Strategic Plan Actions/Implementation        |                 |                  |      |   |   |   |   |   |   |   |   |   |   |   |      |     |     |     |      |     |     |     |
| 7.0                           | Database Management                            | GIS/Planning    | .1 FTE           |      |   |   |   |   |   |   |   |   |   |   |   |      |     |     |     |      |     |     |     |
| 8.0                           | Regional Coordination                          | Shields/Stewart | .1 FTE           |      |   |   |   |   |   |   |   |   |   |   |   |      |     |     |     |      |     |     |     |

|                                  |  |
|----------------------------------|--|
| <i>Planning Commission Tasks</i> |  |
| <i>Other City Tasks</i>          |  |

**ADOPTED 2015 – 2017 PLANNING WORK PROGRAM: LONG RANGE TASKS** April 7, 2015

2016

2017

[illegible]

## 2016 – 2018 PLANNING WORK PROGRAM TASKS

### ***Task 1.0 Comprehensive Plan***

With the adoption of the Comprehensive Plan update the work program reflects on implementation of the plan policies and code updates. Therefore, no significant general Comprehensive Plan update tasks noted for 2016. Further consideration may be given to adopting a Planned Action Ordinance for Totem Lake (**Task 1.1**) although the scope and need for that is still to be determined depending on work to be done on **Task 3.5** (Traffic Impact Standards).

At last year's retreat the Commission recommended that private amendment requests (PARs) not be considered immediately following the Comprehensive Plan adoption. The proposed Planning Work Program notes this as **Task 1.2**. Applications would be need to be submitted by Dec. 1, 2016 for consideration in 2017.

The Council was interested in having the downtown considered as an urban center under the Countywide Planning Policies similar to Totem Lake. Currently the Puget Sound Regional Council (PSRC) is working on criteria to bring some consistency to the designation of "centers" through-out the four county region. **Task 1.3** would evaluate the downtown as an urban center following completion of the work by PSRC. Staff will be tracking PSRC's work on this in 2016.

### ***Task 2.0 Neighborhood/Business District Plans***

**Task 2.1**, the [Finn Hill Neighborhood Plan](#) is already underway. Two neighborhood workshops have been held and a third one is scheduled for in early 2016. A joint meeting with the Parks Board and Transportation Commission was held [January 14<sup>th</sup> 2016](#) to brief the groups on the plan progress and schedule. Work on the plan is being done by the University of Washington's [Green Futures Lab](#) and involves several graduate students conducting the workshops and drafting the plan. Two neighborhood workshops have been held and a third one is scheduled for February 24<sup>th</sup>.

Regarding the Houghton/Everest Neighborhood Plan (**Task 2.2**), on September 16, 2014 the City Council, by [Resolution R-5067](#), directed staff to initiate by January 15, 2016, a formal public review and update process for the Houghton/Everest Neighborhood Center in partnership with the Houghton Community Council, property owners and residents of the Everest and Central Houghton neighborhoods. The Planning Commission is to make a final recommendation to the City Council no later than October 31, 2016. However due to work on a concomitant transportation study for the 6<sup>th</sup> Street Corridor area (**Task 2.3**) to be done by an outside consultant (currently funded at \$150,000), the schedule for the neighborhood center plan may need to be adjusted. Staff has had a preliminary meeting with representatives from the Central Houghton Neighborhood and representatives from the Everest Neighborhood.

The Comprehensive Plan update included "Implementation Strategies" to establish the policy basis for updating neighborhood and business district plans. **Task 2.4** is included in the work program to formalize the process and framework for this effort. The Planning Commission previously met with the Kirkland Alliance of Neighborhoods with this topic one of the main

points of discussion. Due to earlier work on other efforts, staff is targeting the time for this task in mid-2016.

**Task 2.5** is a place keeper for future neighborhood or business district plans in 2017 following Finn Hill, Houghton/Everest and the outcome of **Task 2.4** above.

### **Task 3.0 Code Amendments**

Task 3.0 consists of a variety of code amendments.

**Task 3.1** is a citywide effort to review and where possible incorporate Low Impact Development requirements into local codes, ordinances and standards as required by the Department of Ecology. The City will need to review and revise our local codes, rules and standards to incorporate LID principles and best management practices related to surface water management under the auspices of the National Pollutant Discharge Elimination System Permit (NPDES). This effort will involve a combination of staff from the Planning and Public Works Department. This effort is already underway and the code revisions must occur by December 31, 2016.

**Task 3.2** is the completion of the work to convert the Zoning Code Use Zone Charts to Tables. This is fast-track code amendment that does not involve the Planning Commission.

Periodically, the City considers a variety of miscellaneous code amendments (**Task 3.3**) based on a roster that staff maintains. This generally occurs each year with the exception of 2015 due to the Comprehensive Plan update. Staff will bring the roster of potential amendments to the Commission and Council prior to initiating this effort. The work program schedule notes this task for the last half of 2016 and also shows a commitment to do this in 2017 and 2018.

The City needs to revise its wireless regulations contained in Chapter 117 (**Task 3.4**) to comply with new rules from the FCC that impose more lenient allowances for modification of existing facilities, limit review processes, and impose tighter timelines for City review of applications. The federal rules preempted City authority so these provisions are currently being implemented administratively. The amendments would codify those provisions. Additional code amendments related to utility regulations for electric transmission corridors is included in this task. A briefing on the amendments was presented to a joint meeting of the Planning Commission and Houghton Community Council on [January 28<sup>th</sup>, 2016](#).

**Task 3.5** (Traffic Impact Standards) has been on the work program for the past two years but due to the Comprehensive Plan, staff has not been able to undertake this. The task is to codify the City's approach to conduct traffic impact analysis for development projects. This task will primarily be undertaken by Public Works and the Transportation Commission. An initial meeting with the Transportation Commission on this effort took place on January 27<sup>th</sup>, 2016.

Due to court cases regarding sign regulations, the City needs to update its code to reflect the decisions both in the State of Washington (Ballen v. City of Redmond) and at the Supreme Court (Reed v. Town of Gilbert). Basically, a law or regulation must be "content neutral" regarding the sign message. This primarily affects real estate and A-frame or sandwich board signs. The City can distinguish between commercial and non-commercial signs. **Task 3.6** is included on the work program to be undertaken in 2016 in order to revise targeted sections of

the Zoning Code and is intended to focus on this particular issue. In a previous audit of the City's development practices, the WCIA identified the need to make these amendments and established a deadline of June 30, 2016.

The State Legislature revised the statutes regarding marijuana to align the medical marijuana market with the recreational market. The legislation also allowed jurisdictions to reduce the 1000-foot buffer zones required by I-502 around certain types of facilities within which licensed marijuana producers, processors or retailers could not be located. The buffer zones can be reduced at the discretion of the City to not less than 100 feet from recreation centers or facilities, child care centers, public parks, public transit centers, or game arcades admitting minors. This authority to adjust buffer distances does not apply to elementary or secondary schools or to playgrounds. Cities or counties can adopt more restrictive standards or not allow marijuana facilities if they so choose. MRSC has a summary of the [2015 legislation](#).

Kirkland has adopted [regulations](#) regarding marijuana facilities (**Task 3.7**). The Council's Planning and Economic Development Committee expressed interest in moving ahead on amendments to the regulations to consider revising the buffer requirements particularly as they relate to day care centers. This task is noted on the work program as beginning in spring 2016 should the City Council choose to consider revisions based on the 2015 legislation.

Work on revisiting the Floor Area Regulations (FAR) could be considered beginning in late 2016 (**Task 3.8**). The Commission has expressed an interest in reviewing the FAR standards and considering alternative approaches or methods of calculation.

The Planning Commission expressed interest in considering design guidelines for development along the Cross Kirkland Corridor. This is a follow-up to the Totem Lake Business District Plan. This effort is reflected in **Task 3.9** and would commence in early 2016.

#### **Task 4.0 Critical Area Regulations**

The Growth Management Act requires the City to update its critical area regulations (CAO) by June 30, 2015 but does provide a one year "grace" period to complete the work. The CAO includes regulations in the Zoning Code (KZC Chapter 90) pertaining to wetlands, streams, minor lakes, frequently flooded areas; and KZC Chapter 85 (Geologically Hazardous Areas) pertaining to erosion, seismic, and landslide hazards. The City's last major update to Chapter 90 was 2002. Chapter 85 has not had a major update since its adoption in the early 1990's.

The major emphasis of the CAO update will be:

- Mandated incorporation of "best available science" (BAS), including revised classification schemes and buffers for streams and wetlands.
- Review of City's geotechnical data for purposes of mapping and regulating geologic hazards.
- Updated risk mapping (landslide, erosion, seismic, etc.) based on a combination of geotechnical consulting and IT-GIS support.
- Technical assistance on data interpretation and best practices.
- Focused public education and outreach.

The primary focus of the work in 2016 will be on wetlands and streams (**Task 4.1**) to be completed by July, 2016. A briefing at a joint meeting of the Planning Commission and Houghton Community Council was held on [January 28, 2016](#) and before the City Council on [February 16<sup>th</sup>, 2016](#).

Work on **Task 4.2** (Geo Hazards) will take longer. Extensive mapping and analysis of geo hazards will need to be undertaken prior to considering revising development regulations and standards. This is a coordinated effort with Planning and Building, Public Works, GIS, and Fire (emergency response). The City will be working with the University of Washington Department of Earth and Space Sciences for the mapping and geo hazard assessment. An interlocal agreement with the University is in process with approvals anticipated in the next couple of weeks.

Revisions to the Shoreline Master Program – primarily housekeeping items – are noted as **Task 4.3** and are targeted to begin following completion of the **Tasks 4.1** and **4.2**.

### **Task 5.0 Housing**

Providing affordable housing continues to be challenging with rising land and housing costs. The Comprehensive Plan calls for an update to the City's Housing Strategy Plan (**Task 5.1**). The current plan was completed in 2007. This plan identifies key strategies intended to address the City's housing needs and goals to ensure implementation of the Comprehensive Plan. It is updated periodically to show the current status and the level of action needed to achieve each strategy. Staff anticipates as part of this process an outreach effort (e.g. focus groups, workshops, etc.) to be coordinated by and with ARCH.

**Task 5.2** represents the on-going Planning Department staff participation in housing issues with ARCH – A Regional Coalition for Housing. These include administering the provision of affordable housing in developments pursuant to city regulations, implementing the optional multifamily tax exemption program, and assisting with affordable housing preservation efforts.

### **Task 6.0 Environmental Stewardship/Sustainability**

The Environment Chapter of the Comprehensive Plan was substantially revised to reflect increased emphasis on addressing climate change. The City is participating along with several other cities and King County in the King County-Cities Climate Collaboration commonly known as K4C and has signed on to the [Joint County-City Climate Commitments](#). It is a coordinated effort to undertake a series of strategies to support and enhance projects and programs in focus areas such as green building, using and producing renewable energy, sustainability outreach and education, and alternative transportation. Many of the sub-tasks under this category are intended to implement the Environment Chapter of the Comprehensive Plan and meet our obligations under the K4C Commitments.

These are primarily staff and Council items. The other tasks under this category address urban forestry, CKC green certification and on-going citywide coordination on all things green.

**Task 6.1** (GHC Report/Updated Climate Action Plan) and **Task 6.2** (K4C Coordination/Implementation) are related. Staff is working with King County and other cities in a regional effort to measure and reduce greenhouse gas emissions (GHC) and coordinate on climate change strategies, programs and initiatives.

**Task 6.3** is intended to prepare an overall Sustainability Strategic Plan. The intent is to integrate the 2003 Natural Resource Management Plan, the built environment, and the Climate Action Plan into a more comprehensive plan. Due to unavailable staff resources this task is targeted to occur in 2017. **Task 6.8** is intended to reflect a continuing commitment to implement the results of the strategic plan in 2017.

Public Works has available funding to undertake a street tree inventory of major arterials and collectors (**Task 6.4**). This project will identify the location of trees using GIS and evaluate the condition of street trees in order to properly manage this asset. The project will be coordinated by the City's Urban Forester.

**Task 6.5** consist of a variety of sustainability and environmental stewardship efforts. The City Council adopted the [Urban Forestry Strategic Management Plan](#) in July, 2013. The City has a .5 FTE Urban Forester that guides the City's general urban forestry efforts. Implementation of the Strategic Management Plan is being coordinated through a Tree Team consisting of participants from Parks, Public Works and Planning. The [work plan](#) for 2016 for Urban Forestry tasks were presented to the City Council at its October 6<sup>th</sup>, 2015 meeting under Item 11.a.

**Task 6.6** is an effort to evaluate and possibly obtain a "green" certification for the Cross Kirkland Corridor. This project which came out of an "eco-charrette" for the corridor would be undertaken in 2017.

The City has a "Green Team" consisting of representatives from several City departments that meet on a monthly basis to coordinate stewardship and sustainability activities and programs (**Task 6.7**). This task recognizes an on-going staff commitment to this service team.

**Task 7.0** (Database Management) and **Task 8.0** (Regional Coordination) reflect on-going staff efforts and participation. Regional efforts consist of working with the King County Growth Management Planning Council, Sound Cities, and the Puget Sound Regional Council.

RESOLUTION R-5067

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND RELATING TO PLANNING AND LAND USE AND ACCEPTING THE RECOMMENDATION OF THE KIRKLAND PLANNING COMMISSION TO DEFER ACTION ON THE HOUGHTON/EVEREST NEIGHBORHOOD CENTER CITIZEN AMENDMENT REQUESTS UNTIL THE COMPLETION OF THE COMPREHENSIVE PLAN (FILE CAM13-00465, #14).

WHEREAS, the City is updating its Comprehensive Plan, the guiding policy document to direct growth and development in Kirkland over the next 20 years; and

WHEREAS, the City accepted Citizen Amendment Requests that proposed property-specific changes to the land use map/zoning map, existing Plan goals and policies and/or zoning regulations as part of the Plan update process; and

WHEREAS, the Kirkland Planning Commission reviewed the Citizen Amendment Requests at its July 10, 2014, meeting; and

WHEREAS, the City Council considered the Planning Commission recommendations at the July 15, 2014, Council meeting; and

WHEREAS, City Council agreed with the recommendations of the Planning Commission on the Citizen Amendment Requests, including a recommendation that staff return to the Planning Commission with options for handling the Houghton/Everest Neighborhood Center review including the two Citizen Amendment Requests within the Central Houghton Neighborhood; and

WHEREAS, following additional review at its August 14, 2014, meeting, the Planning Commission recommended that action be deferred on the Houghton/Everest Neighborhood Center Citizen Amendment Requests until the completion of the Comprehensive Plan update when the Everest Neighborhood Plan can be updated; and

WHEREAS, the Houghton Community Council met on August 25, 2014, to discuss the process options for the Houghton/Everest Neighborhood Center Citizen Amendment Requests and agreed with the recommendation of the Planning Commission; and

WHEREAS, the existing Central Houghton Neighborhood Plan establishes goals and policies for the Houghton/Everest Neighborhood Center and the Houghton Center which need to be harmonized and coordinated with the Everest Neighborhood Plan; and

WHEREAS, the Everest Neighborhood Plan, along with all other Neighborhood Plans in the City, is being updated as part of the Comprehensive Plan update process; and

WHEREAS, accepting the recommendations of the Houghton Community Council and the Planning Commission to defer the Central

R-5067

Houghton Neighborhood Citizen Amendment Requests would allow for the update of the Everest Neighborhood Plan except for the areas of Everest that are included in the Houghton/Everest Neighborhood Center; and

WHEREAS, in order to provide certainty and predictability in land use, the City Council wishes to work with the Houghton Community Council, property owners and residents of Central Houghton and Everest to consider the entire Houghton/Everest Neighborhood Center following the completion of the Comprehensive Plan update.

NOW, THEREFORE, be it resolved by the City Council of the City of Kirkland as follows:

Section 1. Action will be deferred on the Houghton/Everest Neighborhood Center Citizen Amendment Requests until the completion of the Comprehensive Plan update.

Section 2. Immediately following the Plan update, and no later than January 15, 2016, the City Council and staff shall initiate a formal public review and update process for the Houghton/Everest Neighborhood Center in partnership with the Houghton Community Council, property owners and the residents of Everest and Central Houghton.

Section 3. The Houghton/Everest Neighborhood Center update process shall result in recommendations to the Planning Commission for Comprehensive Plan amendments and zoning regulations for the Houghton/Everest Neighborhood Center no later than July 15, 2016.

Section 4. The Planning Commission shall consider and hold a public hearing on the Comprehensive Plan amendments and zoning regulations and shall make final recommendations to the City Council no later than October 31, 2016.

Section 5. The Council may accept, modify or reject the Comprehensive Plan amendments and zoning regulations. Both the Everest and Central Houghton Neighborhood Plans will be updated as necessary to reflect any final Council action on the Houghton/Everest Neighborhood Center.


Section 6. The existing Comprehensive Plan language and zoning regulations affecting the Houghton/Everest Neighborhood Center in both the Everest Neighborhood Plan and the Central Houghton Neighborhood Plan shall remain unchanged until the process outlined above is completed.

Section 7. The scope of the Comprehensive Plan Environmental Impact Statement will include an evaluation of business districts, but any Houghton/Everest Neighborhood Center-specific policies and zoning regulations will be deferred from the Comprehensive Plan to the process outlined above.


R-5067

Passed by majority vote of the Kirkland City Council in open meeting this 16th day of September, 2014.

Signed in authentication thereof this 16th day of September, 2014.

  
MAYOR

Attest:

  
City Clerk

**CITY OF KIRKLAND  
CAPITAL IMPROVEMENT PROGRAM  
2015 TO 2020**

|                           |                    |
|---------------------------|--------------------|
| <b>PROJECT #</b>          | <b>ST 0087 000</b> |
| <b>DEPARTMENT</b>         | Public Works       |
| <b>DEPARTMENT CONTACT</b> | Dave Snider        |

|                         |   |                      |                       |
|-------------------------|---|----------------------|-----------------------|
| <b>PROJECT TITLE</b>    | 6TH STREET SOUTH /HOUGHTON BUSINESS DISTRICT CORRIDOR STUDY |                      |                       |
| <b>PROJECT LOCATION</b> | Near NE 68th Street to Cross Kirkland Corridor              | <b>PROJECT START</b> | <b>PROJECT STATUS</b> |
|                         |   | 2015                 | New Project           |

**DESCRIPTION/JUSTIFICATION**

A corridor study/master plan to guide future capital improvement construction phases for the 6th Street South corridor, in conjunction with the Everest and Central Houghton Commercial Center updates. The purpose of the study is to evaluate existing conditions and recommend a prioritized set of improvements for the corridor. Goals for the corridor will be consistent with established City goals and policies. A substantial public involvement process will be integral to the development of the study's end product. Improvements will be focused on: bicycle and pedestrian facilities, safety, drainage, signing, marking, lighting, and geometric conditions at intersections.

**REASON FOR MODIFICATION (WHERE APPLICABLE)**

|                            |                                |
|----------------------------|--------------------------------|
| <b>POLICY BASIS</b>        | <b>METHOD OF FINANCING (%)</b> |
| Transportation Master Plan | Current Revenue 100 %          |
| Area-Specific Study        | Reserve 0 %                    |
|                            | Grants 0 %                     |
|                            | Other Sources 0 %              |
|                            | Debt 0 %                       |
|                            | Unfunded 0 %                   |
| <b>COUNCIL GOALS</b>       |                                |
| Balanced Transportation    |                                |
| Economic Development       |                                |

| <b>CAPITAL COSTS</b>        | <b>Prior Year(s)</b> | <b>2015</b>    | <b>2016</b> | <b>2017</b> | <b>2018</b> | <b>2019</b> | <b>2020</b> | <b>2015-2020 TOTAL</b> | <b>Future Year(s)</b> | <b>Total Project</b> |
|-----------------------------|----------------------|----------------|-------------|-------------|-------------|-------------|-------------|------------------------|-----------------------|----------------------|
| Planning/Design/Engineering | 0                    | 100,000        | 0           | 0           | 0           | 0           | 0           | 100,000                | 0                     | 100,000              |
| In-House Professional Svcs. | 0                    | 50,000         | 0           | 0           | 0           | 0           | 0           | 50,000                 | 0                     | 50,000               |
| Land Acquisition            | 0                    | 0              | 0           | 0           | 0           | 0           | 0           | 0                      | 0                     | 0                    |
| Construction                | 0                    | 0              | 0           | 0           | 0           | 0           | 0           | 0                      | 0                     | 0                    |
| Comp. Hardware/Software     | 0                    | 0              | 0           | 0           | 0           | 0           | 0           | 0                      | 0                     | 0                    |
| Equipment                   | 0                    | 0              | 0           | 0           | 0           | 0           | 0           | 0                      | 0                     | 0                    |
| Other Services              | 0                    | 0              | 0           | 0           | 0           | 0           | 0           | 0                      | 0                     | 0                    |
| <b>Total</b>                | <b>0</b>             | <b>150,000</b> | <b>0</b>    | <b>0</b>    | <b>0</b>    | <b>0</b>    | <b>0</b>    | <b>150,000</b>         | <b>0</b>              | <b>150,000</b>       |
| <b>NEW MAINT. AND OPER.</b> | <b>0</b>             | <b>0</b>       | <b>0</b>    | <b>0</b>    | <b>0</b>    | <b>0</b>    | <b>0</b>    | <b>0</b>               | <b>0</b>              | <b>0</b>             |
| <b>NEW FTE</b>              | <b>0.00</b>          | <b>0.00</b>    | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b>            | <b>0.00</b>           | <b>0.00</b>          |

**CITY OF KIRKLAND  
CAPITAL IMPROVEMENT PROGRAM  
2015 TO 2020**

|                           |                    |
|---------------------------|--------------------|
| <b>PROJECT #</b>          | <b>ST 0087 000</b> |
| <b>DEPARTMENT</b>         | Public Works       |
| <b>DEPARTMENT CONTACT</b> | Dave Snider        |

|  |  |
|--|--|
| <b>PROJECT TITLE</b>   | 6TH STREET SOUTH /HOUGHTON BUSINESS DISTRICT CORRIDOR STUDY  |
| <b>CRITERIA</b>  | <b>PROJECT IMPACTS (RESPOND TO ALL SECTIONS WHICH APPLY)</b>   |
| Amount of public disruption and inconvenience caused           | <i>N/A (study only).</i>   |
| Community economic impacts                                     | <i>To be determined.</i>   |
| Health and safety, environmental, aesthetic, or social effects | <i>A possible outcome of the study.</i>  |
| Responds to an urgent need or opportunity                      | <i>To support redevelopment in the Everest and Central Houghton Business Districts.</i>  |
| Feasibility, including public support and project readiness    | <i>Project will require significant public process and coordination with King County Transit.</i>  |
| Conforms to legal or contractual obligations                   | <i>Project will be conducted in accordance with professional and legal requirements.</i>   |
| Responds to state and/or federal mandate                       | <i>N/A</i>   |
| Benefits to other capital projects                             | <i>To be determined.</i>   |
| Implications of deferring the project                          | <i>City will not be able to attain desired level of service and development for Everest and Central Houghton will be impacted.</i>   |
| <b>CONFORMANCE WITH ADOPTED COMPREHENSIVE PLAN</b>             | Name of Neighborhood(s) in which located: <i>Central Houghton, Everest</i><br>Is there a specific reference to this project or land use in the immediate vicinity? <i>No</i><br>How does the project conform to such references?<br>Attachment <input type="checkbox"/> (Specify)  |
| <b>LEVEL OF SERVICE IMPACT</b>                                 | <input type="checkbox"/> Project provides no new capacity (repair, replacement or renovation).<br><input type="checkbox"/> Project provides new capacity. Amount of new capacity provided:<br><input checked="" type="checkbox"/> Project assists in meeting/maintaining adopted level of service.<br><input type="checkbox"/> Project required to meet concurrency standards. |